

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-35-2008 – Rosa Estates Subdivision

SYNOPSIS:

Applicant: Jose Martinez
Proposal: Final Plat Approval
Location: 3628 South 3200 West
Zoning: R-1-8

BACKGROUND:

Jose Martinez, is requesting final plat approval for the Rosa Estates Subdivision. The subdivision will consist of 3 lots on .93 acres. Lots range in size from 8,435 to 13,200 square feet. An existing dwelling located on lot 1 will remain as part of this development.

The subdivision is being proposed with a flag lot to serve lot 2. All lots meet the area and frontage requirements of the R-1-8 zone including the flag lot provisions. Although lots 1 and 3 have direct access to 3200 West, staff is recommending that all lots utilize a common driveway to eliminate traffic conflicts in 3200 West.

Access to the subdivision will be gained from 3200 West. Curb, gutter and sidewalk presently exist along this street. The developer will need to coordinate the new drive approach and utility connections with Public Works and other agencies. If existing improvements are damaged, or are in need of repair, the developer and/or builder will need to coordinate this during the building permit process.

As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant will coordinate this issue with the City Building Official. This is periodically done for small developments and involves a field inspection by the Building Division.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager